

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

8/28/07 10:45:09
BK 567 PG 251
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

PATRICK C. PINKSTON, ET UX

GRANTOR(S)

TO

JAMES C. THREATT

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, PATRICK C. PINKSTON and wife, MISTY L. PINKSTON, do hereby sell, convey and warrant unto JAMES C. THREATT the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signature this the 24th day of August, 2007.

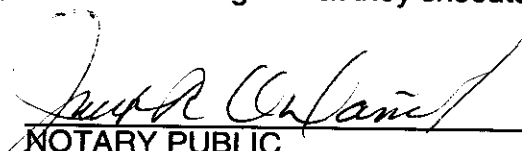

PATRICK C. PINKSTON


MISTY L. PINKSTON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 24th day of August, 2007. within my jurisdiction, the within named PATRICK C. PINKSTON and wife, MISTY L. PINKSTON, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:


NOTARY PUBLIC

Grantor Address & Phone:

2787 Quorum Dr
Southaven, MS 38672
Home: 662-404-4445
Work: 662-812-9628

Grantee Address & Phone:

796 Pleasant Hill Rd.
Hickory, MS 38651
Home: 662-429-7294
Work: N/A

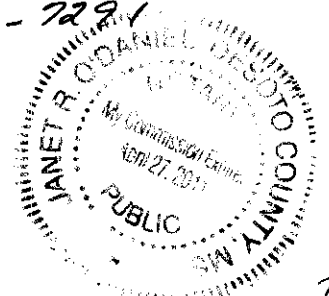


EXHIBIT "A"

1.5 acres of land located in the Northwest Quarter of Section 28, Township 2 South, Range 7 West, more particularly described as follows: Beginning at a point 40 feet South of the center of an unnamed county road, said point being 40 feet South of the Northeast corner of the James Malone tract, and being 1618 feet East of the West line of said Section 28, thence North 85 degrees 57 minutes East and parallel to the center of said road 417.42 feet to an iron pin; thence South 3 degrees 35 minutes East 208.71 feet to a point; thence South 85 degrees 57 minutes West 208.71 feet to an iron pin; thence South 3 degrees 35 minutes East 208.71 feet to an iron pin; thence South 85 degrees 57 minutes West 208.71 feet to a point; thence North 3 degrees 35 minutes West 417.42 feet to the point of beginning, containing 3 acres, more or less.

LESS AND EXCEPT the following tract known as Lot 1 of the James Threutt 2 Lot Subdivision described as follows: Beginning at the Northwest corner of Section 28, Township 2 South, Range 7 West; thence North 85 degrees 57 minutes 00 seconds East along the North line of said Section a distance of 1632.54 feet to a point in the centerline of Lester Road; thence South 04 degrees 25 minutes 45 seconds East a distance of 40.0 feet to an iron pin (found) on the South right-of-way of Lester Road, said Point being the True Point of Beginning of this tract; thence North 85 degrees 57 minutes 00 seconds East along said South right-of-way a distance of 156.54 feet to an iron pin (found); thence South 04 degrees 25 minutes 46 seconds East a distance of 417.34 feet to an iron pin

(found); thence South 85 degrees 55 minutes 19 seconds West a distance of 156.54 feet to an iron pin (found); thence North 04 degrees 25 minutes 45 seconds West a distance of 417.42 feet to the point of beginning.

INDEXING INSTRUCTIONS: Part of the Northwest Quarter (NW ¼) of Section 28, Township 2 South, Range 7 West, Desoto County, Mississippi, containing 1.5 acres of land.